



RAMIREZ REAL ESTATE

NO SHARED WALLS OR STRATA FEES!

12791 228A STREET | MAPLE RIDGE | V2X 2K7



5 BEDROOMS

3 BATHROOMS

2,541 SQ FT

CENTRAL LOCATION/PRIVATE YARD

DESCRIPTION

This charming 1/2 duplex offers the privacy of a detached home in a welcoming, family-friendly neighborhood. With 5 bedrooms (including one on the main) and 2.5 baths across 2,532 sq. ft., this spacious 2-storey home is perfect for growing families. A grand entrance with soaring ceilings and large windows fills the home with natural light. Hardwood floors lead to an expansive living/dining area, ideal for entertaining. The bright kitchen features a cozy eating area and opens to a private, west-facing backyard with a covered patio—perfect for year-round enjoyment. Connected only by a breezeway, this home offers the best of privacy and convenience. Close to parks, trails, shopping, and easy access to the Abernathy connector and GE Bridge.

SPECIFICATIONS

STYLE OF HOME:	2 STOREY
YEAR BUILT:	2000
WATER SUPPLY:	CITY/MUNICIPAL
FEATURES:	CENTRAL LOCATION



ROYAL LEPAGE **
ELITE West

JULIE RAMIREZ | PREC* | 778.385.3875 | INFO@RAMIREZREALESTATE.CA

RAMIREZREALESTATE.CA

*PERSONAL REAL ESTATE CORPORATION. **INDEPENDENTLY OWNED AND OPERATED.



Presented by:
Julie Ramirez PREC*

Royal LePage Elite West
Phone: 778-385-3875
<http://www.bchomes4sale.ca>
info@ramirezrealestate.ca



Active
R2948703

Board: V
1/2 Duplex

12791 228A STREET

Maple Ridge
East Central
V2X 2K7

Residential Attached

\$1,175,000 (LP)

(SP)



Sold Date:		If new,GST/HST inc?:		Original Price: \$1,175,000
Meas. Type:	Feet	Bedrooms:	5	Approx. Year Built: 2000
Frontage(feet):	0.00	Bathrooms:	3	Age: 24
Frontage(metres):		Full Baths:	2	Zoning: RT-1
Depth / Size (ft.):		Half Baths:	1	Gross Taxes: \$6,195.39
Sq. Footage:	9,634.00			For Tax Year: 2024
Flood Plain:		P.I.D.: 024-811-181		Tax Inc. Utilities?:
View:	:			Tour:
Complex / Subdiv:				
First Nation:				
Services Connctd:	Electricity, Natural Gas, Storm Sewer, Water			
Sewer Type:	City/Municipal	Water Supply:	City/Municipal	

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Forced Air**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 1, PLAN LMS4188, SECTION 20, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Private Yard**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener**

Finished Floor (Main): **1,372**
Finished Floor (Above): **1,169**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,541 sq. ft.**
Unfinished Floor: **0**

Grand Total: **2,541 sq. ft.**

Suite: **None**
Basement: **Crawl**
Crawl/Bsmt. Ht: # of Levels: **2**
of Kitchens: **1** # of Rooms: **13**

Units in Development:
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$0.00**
Maint Fee Includes:

Tot Units in Strata:
Stores in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Locker:

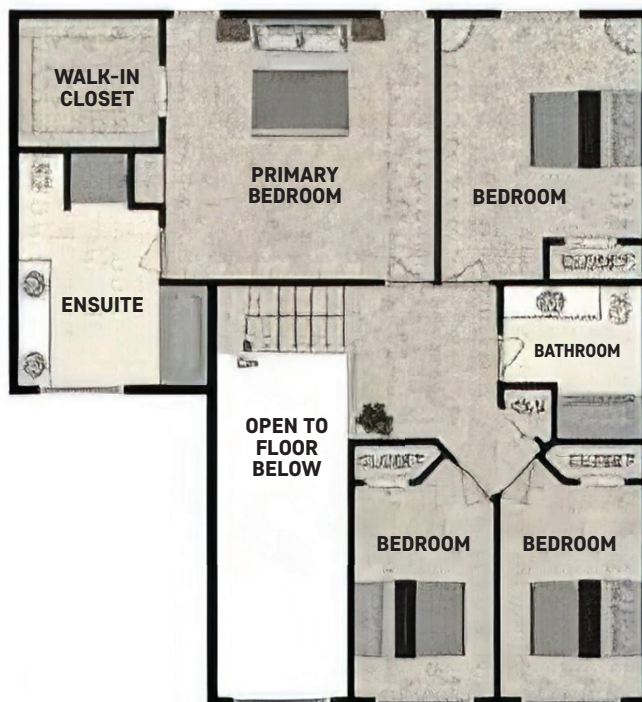
Bylaws Restrictions: **No Restrictions**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?:
Short Term Lse-Details:

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	11'2 x 9'5	Above	Primary Bedroom	16'1 x 15'5	1	Main	2	No
Main	Dining Room	14'9 x 12'3	Above	Walk-In Closet	8'4 x 7'8	2	Above	3	No
Main	Kitchen	11'10 x 11'3	Above	Bedroom	15'6 x 12'0	3	Above	4	No
Main	Eating Area	11'3 x 9'7	Above	Bedroom	12'6 x 8'4	4			
Main	Family Room	15'5 x 15'2	Above	Bedroom	12'7 x 8'5	5			
Main	Bedroom	10'0 x 9'3			x	6			
Main	Foyer	20'8 x 7'11			x	7			
Main	Laundry	8'9 x 7'0			x	8			

Listing Broker(s): **Royal LePage Elite West**

NO SHARED WALLS OR STRATA FEES! This charming 1/2 duplex offers the privacy of a detached home in a welcoming, family-friendly neighborhood. With 5 bedrooms (including one on the main) and 2.5 baths across 2,532 sq. ft., this spacious 2-storey home is perfect for growing families. A grand entrance with soaring ceilings and large windows fills the home with natural light. Hardwood floors lead to an expansive living/dining area, ideal for entertaining. The bright kitchen features a cozy eating area and opens to a private, west-facing backyard with a covered patio—perfect for year-round enjoyment. Connected only by a breezeway, this home offers the best of privacy and convenience. Close to parks, trails, shopping, and easy access to the Abernathy connector and GE Bridge.



LOWER

663 SQ.FT.
GARAGE: 125 SQ.FT

